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(One Time Only)

**MAPC October 5, 2006**

**OFFICIAL HEARING NOTICE**

NOTICE IS HEREBY GIVEN that on **Thursday, October 5, 2006**, the Wichita-Sedgwick County Metropolitan Area Planning Commission, in the Planning Department Conference Room, 10<sup>th</sup> Floor, Wichita City Hall, 455 N. Main St., Wichita, Kansas, **will consider the following applications no earlier than 1:30 p.m. If you have any question regarding the meeting or items on this notice, please call the Wichita –Sedgwick County Metropolitan Area Planning Department at (316) 268.4421.**

ZON2006-00039 - Sedgwick County zone change from "SF-20" Single-family Residential to "LC" Limited Commercial (associated with CUP2006-38), generally located east of Ridge Road between K-96 and 45th Street North.

CUP006-00038 – Create DP-301 North Forty-Fifth Place Community Unit Plan, generally located east of Ridge Road between K-96 and 45th Street North (assoc. w/ZON2006-00039).

The applicant proposes to create a commercial community unit plan containing approximately 55 acres with one parcel zoned “LC” Limited Commercial for commercial use on the east side of Ridge Road between K-96 and 45<sup>th</sup> Street North. Three proposed points of access are shown on Ridge Road and two on 45<sup>th</sup> Street North. Requested uses would be those allowed by right in LC except: adult entertainment establishments, sexually oriented businesses, correctional placement residences, asphalt/concrete plants, safety service, pawn shop, agricultural sales and service, wireless communication services or theater. Maximum building coverage - 30%, maximum gross floor area - 35%, maximum building height – 45 feet. Number of buildings – not specified. Building setbacks - 35 feet. Buildings would have uniform architectural compatibility and parking lots similar or consistent lighting elements, limited to 24 feet in height. Window display signs are limited to 25 %. Monument signage to be spaced 150 feet apart with flashing signs (except time, temperature, public service messages) or signs that create the illusion of movement, portable and off-site signs are prohibited.

DER2006-00011 - Amendment to the April 19, 2001 Edition of the Wichita-Sedgwick County Unified Zoning Code to: define “rodeo” as a specific land use; identify zoning districts where rodeos may be allowed and establish other minimum regulations regarding, but not limited to, maintenance, treatment and storage of animals; noise; hours of operations; minimum lot size; minimum separation distance from residential zoning or uses

Complete legal descriptions are available for public inspection at the Metropolitan Area Planning Department, Wichita City Hall – 10<sup>th</sup> Floor. As provided in Section V of the Wichita –Sedgwick County Unified Zoning Code, the same will then and there be discussed and considered by the said MAPC, and all persons interested in said matters will be heard at this time concerning their views and wishes in the premises, and any protest against any of the provisions of the proposed changes to the zoning regulations will be considered by the MAPC as by law provided.

WITNESS my hand this 28th day of AUGUST, 2006.

**John L. Schlegel, Secretary**

**Wichita-Sedgwick County**

**Metropolitan Area Planning Commission**